

ZONING AND BUILDING AGENDA

JUNE 3, 2003

NEW APPLICATIONS

- 259605 REALEN HOMES, LP, Owner, 1628 Colonial Parkway, Inverness, Illinois, 60067, Application (No. SU-03-05-Z03090). Submitted by same. Seeking SPECIAL USE, in the R-5 Single Family Residence District and R-6 General Residence District (If granted under companion A-03-04) for a Planned Unit Development of 218 single family homes and 121 townhomes with open space in Section 30 of Hanover Township. Property consists of 125.80 acres located on the northwest corner of West Bartlett Road and Gifford Road in Hanover Township. Intended use: single family homes and townhomes.
- 259606 REALEN HOMES, LP, Owner, 1628 Colonial Parkway, Inverness, Illinois, Application (No. A-03-04; Z03089). Submitted by same. Seeking a MAP AMENDMENT from the I-1 Restricted Industrial District and the I-2 General Industrial District, R-5 Single Family Residence District and the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-03-05) for a 218 single family homes and 121 townhomes with open space in Section 30 of Hanover Township. Property consists of approximately 125.80 acres, located at the northwest corner of West Bartlett Road and Gifford Road in Hanover Township. Intended use: Single family homes and townhomes.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 259607 DOCKET #7459 – A. JOHNSON, Owner, Application: Variation to reduce the left interior side yard setback from the required 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the north side of Pauline Avenue, approximately 518 feet east of Washington Street in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 259608 DOCKET #7449 - T. & S. CURTIS, Owners, Application: Variation to reduce the left interior side yard setback from the minimum required 10 feet to 7.5 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the west side of Glenwood Lane, approximately 171 feet south of Glenview Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 259609 DOCKET #7473 - J. & E. LEWYTSKYJ, Owners, Application: Variation to reduce the right interior side yard setback from the minimum required 15 feet to 9.96 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the east side of Thorntree Lane, approximately 300 feet north of Briarwood Lane in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 259610 DOCKET #7472 - G. KOPCZYNSKI, Owner, Application: Variation to reduce the left interior side yard setback from the minimum required 15 feet to 10 feet to replace a deck around an existing above ground pool in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the south side of Niagara Avenue, approximately 200 feet east Summit Drive in Schaumburg Township. **RECOMMENDATION: That variation application be granted.**
- 259611 DOCKET #7461 - TRUCHALSKI, Owner, Application: Variation to reduce the left interior side yard setback from the minimum required 10 feet to 5 feet (existing) for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the north side of Grove Street, approximately 121 feet west of Knollwood Lane in Northfield Township. **RECOMMENDATION: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 259612 DOCKET #7448 - BALLY BUILDERS, Owner, Application: Variation to reduce the right and left interior side yard setbacks from the minimum required 10 feet to 7 feet 6 inches for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the south side of 74th Street, approximately 150 feet east of Harlem Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 259613 DOCKET #7467 - C. SURRANNE, Owner, Application: Variation to reduce the right interior side yard setback from the minimum required 10 feet to 2 feet (existing); and to reduce left interior side yard setback from the minimum required 10 feet to 4 feet (existing); and to reduce front yard setback from the minimum required 25 feet (at 20%) to 14 feet (existing) for a dormer addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Latrobe Avenue, approximately 60 feet south of 49th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 259614 DOCKET #7466 - W. & E. O'BRIEN, Owners, Application: Variation to reduce the rear yard setback from the minimum required 50 feet to 30 feet for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the north side of 131st Street, approximately 126 feet west of 80th Avenue in Palos Township. **RECOMMENDATION: That variation application be granted.**
- 259615 DOCKET #7464 - GARY CAMPBELL, Owner, Application: Variation to reduce the left interior side yard setback from the minimum required 15 feet to 12 feet (existing); and to reduce lot width from the minimum required 150 feet to 131 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the north side of 153rd Street, approximately 297 feet east of 109th Avenue in Orland Township. **RECOMMENDATION: That variation application be granted.**
- 259616 DOCKET #7463 - D. & M. JELLEY, Owners, Application: Variation to reduce the rear yard setback from the minimum required 50 feet to 40 feet for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the east side of 85th Court, approximately 129 feet north of 129th Place in Palos Township. **RECOMMENDATION: That variation application be granted.**
- 259617 DOCKET #7462 - A. SULIT, Owner, Application: Variation to reduce the left interior side yard setback from the minimum required 10 feet to 7 feet; and to reduce right interior side yard setback from the minimum required 10 feet to 9 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Greenwood Road, approximately 314 feet north of Linneman Street in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 259618 DOCKET #7460 - L. & A. CYZ, Owners, Application: Variation to reduce the left and right interior side yard setbacks from the minimum required 15 feet to 11 feet (existing) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the east side of Franklin Avenue, approximately 363 feet north of Plainfield Road in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 259619 DOCKET #7437 – P. ANDERSON, Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet to 19,978 square feet (existing); to reduce lot width from the minimum required 150 feet to 108.5 feet (existing); and to reduce front yard setback from the minimum required 40 feet to 25 feet for a single family residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.43 of an acre, located on the south side of Woodland Drive, approximately 405 feet east of Quentin Road in Palatine Township. **RECOMMENDATION: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 259620 DOCKET #7438 - P. ANDERSON, Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet to 19,978 square feet (existing); to reduce lot width from the minimum required 150 feet to 108.5 feet (existing); and to reduce front yard setback from the minimum required 40 feet to 25 feet for a single family residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.43 of an acre, located on the south side of Woodland Drive, approximately 295 feet east of Quentin Road in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 259621 DOCKET #7375 - J. EVANS, Owner, Application: Variation to reduce the lot area from the minimum required 20,000 square feet to 19,076 square feet (existing lot); to reduce left interior side yard setback from the minimum required 15 feet to 12 feet; and to reduce front yard setback from the minimum required 36 feet (at 20%) to 28 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.44 of an acre located on the east side of Linden Avenue, approximately 106 feet south of 55th Street in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 259622 DOCKET 7458 - W. & J. GELDERMANN, Owners, Application: Variation to reduce the rear yard setback from the minimum required 40 feet to 38 feet; to reduce right interior side yard setback from the minimum required 10 feet to 6 feet (existing); and to reduce distance between principal and accessory from the minimum required 10 feet to 5 feet (existing) for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the west side of Glenwood Lane, approximately 547 feet north of Linneman Street in the Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 259623 DOCKET 7452 - A. & M. FAMILARA, Owners, Application: Variation to reduce rear yard setback from the minimum required 30 feet to 9 feet and to reduce left interior side yard setback from the minimum required 5 feet to 2 feet 6 inches for a sunroom addition in the R-7 General Residence District. The subject property consists of approximately 0.05 of an acre, located on the north side of Emerson Street, approximately 254 feet east of Sumac Road in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 259624 DOCKET #7446 - M. & S. AHMED, Owners, Application: Variation to increase floor area ratio from the maximum allowed .40 to .47 for an addition to a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the south side of Victor Avenue, approximately 325 feet west of Julie Drive in Maine Township. **RECOMMENDATION: That variation application be granted.**

* The next regularly scheduled meeting is presently set for June 17, 2003.